

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY
Certificate of Notice Page 1 of 7

In Re:

Michael Moshe Cohen,
Debtor.

Case No.:

23-10086-SLM

Chapter:

7

Judge:

Meisel

NOTICE OF PROPOSED PRIVATE SALE

Ilissa Churgin Hook, Chapter 7 Trustee, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: Clerk of the Court
United States Bankruptcy Court
Martin Luther King, Jr. Federal Building
50 Walnut Street
Newark, NJ 07102

If an objection is filed, a hearing will be held before the Honorable Stacey L. Meisel on March 12, 2024 at 10:00 a.m. at the United States Bankruptcy Court, courtroom no. 3A, 50 Walnut Street, Newark, NJ. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold:

7 Stanford Court
West Orange, NJ

Proposed Purchaser:

JTC Enterprises, LLC

Sale price:

\$580,000.00

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Stack & Stack
Amount to be paid: 5% commission
Services rendered: Real Estate Brokerage Services

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Milica A. Fatovich, Esq.

Address: Norgaard, O'Boyle & Hannon

Telephone No.: (201) 871-1333

In re:
Michael Moshe Cohen
Nancy Louise Cohen
Debtors

Case No. 23-10086-SLM
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0312-2
Date Rcvd: Feb 13, 2024

User: admin
Form ID: pdf905

Page 1 of 5
Total Noticed: 68

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 15, 2024:

Recip ID	Recipient Name and Address
db	+ Michael Moshe Cohen, 7 Stanford Court, West Orange, NJ 07052-2023
aty	Hook & Fatovich, LLC, 100 NJ-23, Suite 100, Wayne, NJ 07470
inv	+ Nancy Louise Cohen, 7 Stanford Court, West Orange, NJ 07052, UNITED STATES 07052-2023
acc	+ Sean Raquet, CPA, LLC, PO Box 223, Rockaway, NJ 07866-0223
r	+ Stack & Stack LLC, 90 Hudson Street, Hoboken, NJ 07030-5675
cr	+ Synchrony Bank, c/o PRA Recievables Management, LL, POB 41021, Norfolk, VA 23541-1021
519826969	+ 20 Continental Drive, L.L.C., 500 Plaza Drive - P.O. Box 1515 -, Secaucus NJ 07096-1515
519826182	American Express, PO BOX 29787, FORT LAUDERDALE FL
519824638	Bank of America/Real Time Resolutions, P.O. Box 36655, Dallas, TX 75235-1655
519874474	+ Congregation AABJ&D, 700 Pleasant Valley Way, West Orange NJ 07052-2399
519826967	+ Joseph Kushner Hebrew Academy, 110 South Orange Avenue, Livingston, NJ 07039-4904
519874479	+ Joseph Kushner Hebrew Academy, 110 South Orange Avenue, Livingston NJ 07039-4904
519826970	Pet Needs-Totowa (, 52 Continental Drive), L.C.C 5, 00 Plaza Drive - P.O. Box 1515 -, Secaucus, NJ 07096-1515
520007764	+ Pet Needs-Totowa (25 Continental), L.L.C., 500 Plaza Drive, P.O. Box 1515, Secaucus, NJ 07096-1515
519874484	+ Pet Needs-Totowa 52 Continental Drive L.L.C., 500 Plaza Drive, PO Box 1515, Secaucus NJ 07096-1515
519874486	+ Roger Fidler, 1522 Gardner Drive, Lutz FL 33559-3305
519874481	+ Select Portfolio Management, PO Box 65250, Salt Lake City UT 84165-0250
519805541	+ Synchrony Bank, c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021
519826963	TJMAXX Credit Services, PO Box 530948, Atlanta, GA 30353-0948
520021966	+ U.S. Bank N.A, Roger Fay, Esquire, Albertelli Law, 14000 Commerce Parkway, Suite H, Mount Laurel, NJ 08054-2242
519874480	Yeshivat Lev HaTorah, Nachal Ein, Ramat Beit Shemesh, Israel 9909884

TOTAL: 21

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Feb 13 2024 21:04:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustregion03.ne.ecf@usdoj.gov	Feb 13 2024 21:04:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
cr	Email/PDF: bncnotices@becket-lee.com	Feb 13 2024 21:18:12	American Express National Bank, Becket & Lee, LLP, PO Box 3001, Malvern, PA 19355-0701
519826959	+ Email/Text: backoffice@affirm.com	Feb 13 2024 21:05:00	AFFIRM INC, 650 CALIFORNIA ST FL 12, SAN FRANCISCO, CA 94108-2716
519954899	Email/PDF: MerrickBKNotifications@Resurgent.com	Feb 13 2024 21:06:53	Ally Bank, Resurgent Capital Services, PO Box 10368, Greenville, SC 29603-0368
519843588	Email/PDF: bncnotices@becket-lee.com	Feb 13 2024 21:07:51	American Express National Bank, c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
519824639	Email/PDF: AIS.cocard.ebn@aisinfo.com	Feb 13 2024 21:18:20	Capital One, P.O. Box 30285, Salt Lake City, UT 84130-0285
519956673	+ Email/PDF: ebn_ais@aisinfo.com		

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		Feb 13 2024 21:07:18	Capital One N.A., 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
519956634	Email/PDF: Citi.BNC.Correspondence@citi.com	Feb 13 2024 21:07:39	Citibank, N.A., 5800 S Corporate Pl, Sioux Falls, SD 57108-5027
519826956	+ Email/Text: BNC-ALLIANCE@QUANTUM3GROUP.COM	Feb 13 2024 21:04:00	Community Bank, PO BOX 182789, COLUMBUS, OH 43218-2789
519874473	Email/Text: BKPT@cfna.com	Feb 13 2024 21:02:00	Credit First National Association, PO Box 81083, Cleveland OH 44181
519826965	Email/Text: BKPT@cfna.com	Feb 13 2024 21:02:00	Credit First National Association, PO Box 81083, Cleveland OH 44181 \$400
519826185	Email/PDF: Citi.BNC.Correspondence@citi.com	Feb 13 2024 21:07:12	Macys, PO BOX 8218, Mason OH 45040
519826949	+ Email/Text: mrdiscen@discover.com	Feb 13 2024 21:02:00	Discover, PO BOX 30939, SALT LAKE CITY, UT 84130-0939
519952808	Email/Text: mrdiscen@discover.com	Feb 13 2024 21:02:00	Discover Bank, P.O. Box 3025, New Albany, Oh 43054-3025
519826183	Email/Text: BNSFN@capitalsvcs.com	Feb 13 2024 21:03:00	First National Credit Card (Legacy), 500 E 60TH ST N, Sioux Falls, SD 57104
519826184	Email/Text: BNSFS@capitalsvcs.com	Feb 13 2024 21:03:00	FIRST SAVINGS BANK, 500 E 60TH ST N, SIOUX FALLS,SD
519874469	+ Email/Text: GenesisFS@ebn.phinsolutions.com	Feb 13 2024 21:05:00	Genesis FB Card Services, PO Box 4488, Beaverton OR 97076-4402
519826961	+ Email/Text: GenesisFS@ebn.phinsolutions.com	Feb 13 2024 21:05:00	Genessis FB Card Services, P.O Box 4488,, Beaverton OR 97076-4402
519826960	Email/PDF: Citi.BNC.Correspondence@citi.com	Feb 13 2024 21:07:14	Home Depot Credit Services, P.O. Box 9001010, Louisville, KY 40290-1010
519874467	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Feb 13 2024 21:07:12	Home Depot Credit Services, PO Box 9001010, Louisville CA 40290-1010
520020204	Email/Text: JCAP_BNC_Notices@jcap.com	Feb 13 2024 21:04:00	Jefferson Capital Systems LLC, Po Box 7999, Saint Cloud MN 56302-9617
519954897	Email/PDF: MerrickBKNotifications@Resurgent.com	Feb 13 2024 21:07:09	MERRICK BANK, Resurgent Capital Services, PO Box 10368, Greenville, SC 29603-0368
519826186	+ Email/PDF: MerrickBKNotifications@Resurgent.com	Feb 13 2024 21:06:52	MERRICK BANK CORP, PO BOX 9201, Old Bethpage NY 11804-9001
519826957	+ Email/Text: bankruptcydpt@mcmcg.com	Feb 13 2024 21:04:00	MIDLAND CREDIT Management, P.O. Box 939069, San Diego, California 92193-9069
519826964	Email/PDF: Citi.BNC.Correspondence@citi.com	Feb 13 2024 21:06:58	Macys, PO BOX 71359, PHILADELPHIA, PA 19176-1359
519874464	+ Email/Text: bankruptcydpt@mcmcg.com	Feb 13 2024 21:04:00	Midland Credit Management, PO Box 939069, San Diego CA 92193-9069
520011715	+ Email/Text: bankruptcydpt@mcmcg.com	Feb 13 2024 21:04:00	Midland Credit Management, Inc., PO Box 2037, Warren, MI 48090-2037
519826955	+ Email/Text: GenesisFS@ebn.phinsolutions.com	Feb 13 2024 21:05:00	Milestone Genesis, FB Card Services, PO BOX 4499, BEAVERTON, OR 97076-4499
519826950	+ Email/PDF: MerrickBKNotifications@Resurgent.com	Feb 13 2024 21:07:01	Ollo Credit Card, PO BOX 9222, OLD BETHPAGE, NY 11804-9222
519826951	+ Email/Text: bkrgeneric@penfed.org	Feb 13 2024 21:02:00	PENTAGON FEDERAL credit union, 2930 EISENHOWER AVE, ALEXANDRIA, VA 22314-4557
519826958	+ Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Feb 13 2024 21:18:08	PORTFOLIO RECOV ASSOC, 150 CORPORATE BLVD, NORFOLK, VA 23502-4952

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520019136	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Feb 13 2024 21:18:15	Portfolio Recovery Associates, LLC, c/o Cheapoair, POB 41067, Norfolk VA 23541
519979666	Email/Text: bnc-quantum@quantum3group.com	Feb 13 2024 21:04:00	Quantum3 Group LLC as agent for, Sadino Funding LLC, PO Box 788, Kirkland, WA 98083-0788
519953405	Email/Text: bnc-quantum@quantum3group.com	Feb 13 2024 21:04:00	Quantum3 Group LLC as agent for, Genesis FS Card Services Inc, PO Box 788, Kirkland, WA 98083-0788
520021609	Email/Text: bkdepartment@rtresolutions.com	Feb 13 2024 21:04:00	Real Time Resolutions, Inc., 1349 Empire Central Drive, Suite #150, Dallas, Texas 75247-4029
519826971	+ Email/Text: secbankruptcy@sec.gov	Feb 13 2024 21:04:00	Securities & Exchange Commision, 100 F Street NE,, Washington DC 20549-2001
519874485	+ Email/Text: secbankruptcy@sec.gov	Feb 13 2024 21:04:00	Securities & Exchange Commission, 100 F Street NE, Washington DC 20549-2001
520020673	+ Email/PDF: ebn_ais@aisinfo.com	Feb 13 2024 21:18:06	Synchrony Bank, by AIS InfoSource LP as agent, 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
519826952	+ Email/PDF: ais.sync.ebn@aisinfo.com	Feb 13 2024 21:18:09	Synchrony Bank Amazon, PO BOX 965015, ORLANDO, FL 32896-5015
519826953	+ Email/PDF: ais.sync.ebn@aisinfo.com	Feb 13 2024 21:18:07	Synchrony Bank PPC, PO BOX 530975, ORLANDO, FL 32896-0001
519826954	+ Email/PDF: ais.sync.ebn@aisinfo.com	Feb 13 2024 21:07:14	Synchrony Bank TJMAXX, PO BOX 965015, ORLANDO, FL 32896-5015
519952498	+ Email/PDF: ebn_ais@aisinfo.com	Feb 13 2024 21:18:05	TD Bank, USA, by American InfoSource as agent, 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
519826962	+ Email/Text: bncmail@w-legal.com	Feb 13 2024 21:03:00	Target Red Card Services, P.O Box 660170, Dallas TX 75266-0170
519826966	+ Email/Text: electronicbkydocs@nelnet.net	Feb 13 2024 21:04:00	US DEPT OF ED/GLELSI, PO BOX 7860, MADISON, WI 53707-7860
519952923	+ Email/Text: electronicbkydocs@nelnet.net	Feb 13 2024 21:04:00	US Department of Education c/o Nelnnet, 121 S 13th St, Lincoln, NE 68508-1904
519989513	Email/PDF: ais.wellsfargo.ebn@aisinfo.com	Feb 13 2024 21:07:45	Wells Fargo Bank, N.A., Wells Fargo Card Services, PO Box 10438, MAC F8235-02F, Des Moines, IA 50306-0438

TOTAL: 47

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
519874361		MERRICK BANK CORPPO BOX 9201Old Bethpage N
519826968		Yeshivat Lev HaTorah, Nachal Ein Gedi, 37 Ramat Beit Shemesh 9909884
519874483	*+	20 Continental Drive L.L.C., 500 Plaza Drive, PO Box 1515, Secaucus NJ 07096-1515
519874466	*+	AFFIRM INC, 650 California St FL 12, San Francisco CA 94108-2716
519974683	*	American Express National Bank, c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
519874482	*+	Bank of America Real Time Resolutions, PO Box 36655, Dallas TX 75235-1655
519874475	*+	Capital One, PO Box 30285, Salt Lake City UT 84130-0285
519874476	*+	Capital One, PO Box 30285, Salt Lake City UT 84130-0285
519874477	*+	Capital One, PO Box 30285, Salt Lake City UT 84130-0285
519874463	*+	Community Bank, PO Box 182789, Columbus OH 43218-2789
519874468	*+	Home Depot Credit Services, PO Box 9001010, Louisville CA 40290-1010
519874472	*+	Macys, PO Box 71359, Philadelphia PA 19176-1359
519874462	*+	Milestone Genesis FB Card Services, PO Box 4499, Beaverton OR 97076-4499
519874457	*+	Ollo Credit Card, PO Box 9222, Old Bethpage NY 11804-9222

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519874458	*+	Pentagon Federal Credit Union, 2930 Eisenhower Ave, Alexandria VA 22314-4557
519874465	*+	Portfolio Recov Assoc, 150 Corporate Blvd, Norfolk VA 23502-4952
519874459	*+	Synchrony Bank Amazon, PO Box 965015, Orlando FL 32896-5015
519874460	*+	Synchrony Bank PPC, PO Box 530975, Orlando FL 32896-0001
519874461	*+	Synchrony Bank TJMAXX, PO Box 965015, Orlando FL 32896-5015
519874471	*+	TJMAXX Credit Services, PO Box 530948, Atlanta GA 30353-0948
519874470	*+	Target Red Card Services, PO Box 660170, Dallas TX 75266-0170
519874478	*+	US DEPT OF ED/GLELSI, PO Box 7860, Madison WI 53707-7860

TOTAL: 2 Undeliverable, 20 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Feb 15, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 9, 2024 at the address(es) listed below:

Name	Email Address
Brian Gregory Hannon	on behalf of Trustee Ilissa Churgin Hook bhannon@norgaardfirm.com amartinez@norgaardfirm.com;184grandno@gmail.com;kcimmino@norgaardfirm.com;dtakach@norgaardfirm.com;hannon.briang.b124931@notify.bestcase.com
Cassandra C. Norgaard	on behalf of Trustee Ilissa Churgin Hook cnorgaard@norgaardfirm.com amartinez@norgaardfirm.com;184grandno@gmail.com;kcimmino@norgaardfirm.com;dtakach@norgaardfirm.com;norgaard.cass andrac.b124931@notify.bestcase.com
Denise E. Carlon	on behalf of Creditor U.S. Bank N.A. as trustee, on behalf of the holders of the J.P. Morgan Mortgage Trust 2007-S3 Mortgage Pass-Through Certificates dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Ilana Volkov	on behalf of Creditor 20 Continental Drive LLC. ivolkov@mcgrailbensinger.com
Ilana Volkov	on behalf of Creditor Pet Needs-Totowa (25 Continental Drive) LLC ivolkov@mcgrailbensinger.com
Ilissa Churgin Hook	Trustee@norgaardfirm.com J116@ecfbis.com
Ilissa Churgin Hook	on behalf of Trustee Ilissa Churgin Hook Trustee@norgaardfirm.com J116@ecfbis.com
John O'Boyle	on behalf of Trustee Ilissa Churgin Hook joboyle@norgaardfirm.com amartinez@norgaardfirm.com;kcimmino@norgaardfirm.com;crose@norgaardfirm.com;dtakach@norgaardfirm.com;o'boyle.johnb 124931@notify.bestcase.com
Milica A. Fatovich	on behalf of Trustee Ilissa Churgin Hook mfatovich@norgaardfirm.com mfatovich@norgaardfirm.com;kcimmino@norgaardfirm.com;dtakach@norgaardfirm.com;amartinez@norgaardfirm.com
Roger Fay	on behalf of Creditor U.S. Bank N.A. as Trustee rfay@alaw.net, bkecf@milsteadlaw.com
Roger L. Fidler	on behalf of Intervenor Nancy Louise Cohen rfidler0099@aol.com

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Roger L. Fidler

on behalf of Debtor Michael Moshe Cohen rfidler0099@aol.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 13